THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10178 PG 31

The actual consideration or value, whichever is greater, for this transfer is $ 95,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of August 1996

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHERYL R. BROWN 1212 Forrest Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-9 PARCEL 112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND NINE HUNDRED AND NO/100---------- ($ 95,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, PETER C. WADDINGTON AND WIFE, ANDREA B. WADDINGTON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHERYL R. BROWN, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 24 on the Plan of Andrew Allison's Addition as of record in Book 161, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Peter C. Waddington and wife, Andrea B. Waddington, by deed from John W. Lane and wife, Diane M. Lane, of record in Book 9483, page 428, Register's Office for Davidson County, Tennessee.

96 SEP -4 PM 2:06
FELIX A. NILSON REGISTER
DAVIDSON COUNTY, TN.

0221200
IDENTIF. & REFERENCE

4136 09/04 0101 03CHECK 363.83

This is improved property known as 1212 Forrest Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Andrew Allison's Addition of record in Book 161, page 74, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ _themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hand_s_ on this the _23rd_ day of _August_, 19 _96_.

PETER C. WADDINGTON

ANDREA B. WADDINGTON

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PETER C. WADDINGTON AND WIFE, ANDREA B. WADDINGTON, the bargainor_s_, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _they_ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _23rd_ day of _August_, 19 _96_.

Notary Public

My Commission Expires: November 22, 1997

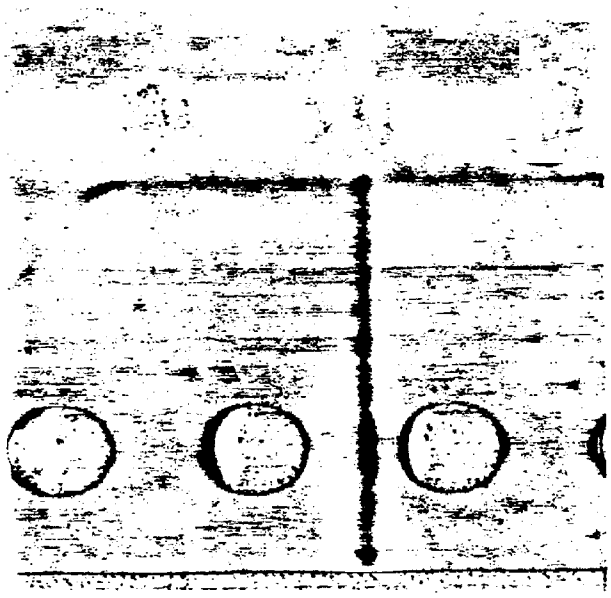
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 ____.

Notary Public

My Commission Expires: _____



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

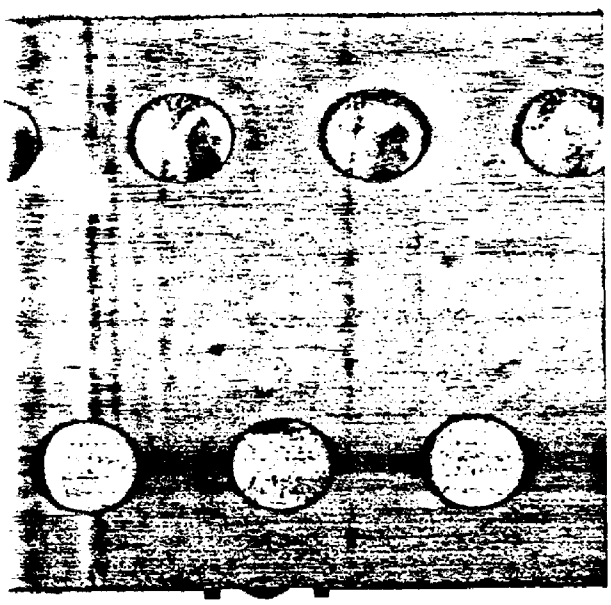
RECEIVED OF _____

FOR _____

BOOK 10178 PG 33

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	95900.00
CON TX	354.83
PRFEE	1.00
WDEED	8.00
TOTAL	363.83
CHECK BANK	363.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/04/96 01 14:09 0001 4136

0221200
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026639